

8

# Breach of Contract

Cals statement showed 1,158,457 1031 proceeds to Mt Exchange  
the check sent was 1,128,457 Included falsified Document allowed Christon to  
take 130,000 out of the 1,600,000  
4000 was mislabeled by Christon

This claim for <sup>(Damages as a result)</sup> ~~breach of~~ Contract is ~~to~~  
to the \$160,000 <sup>Alleged</sup> taken from plaintiff  
Flynn. The closing statement Signed by Darrell Peterson,

prepared by Montana exchange is the official  
Document that was replaced by a Substitute  
agreement that Shows Zero Cash to Seller.  
unpaid taxes resulted added to the \$160,000 taken plus  
Fees & Commissions to be returned to plaintiff  
totalling \$573,255.40. There is proof of the ~~misleading~~  
the \$160,000 ~~was~~ withheld <sup>(18,000)</sup> Comparing the Closing Statements.  
Brown increased the payoff to the Family Contract  
payable to Audrey Flynn \$585,258.37 increased to \$803,292.61  
Mark Pyrites Commission increased from the agreed \$72,440  
to \$134,880 <sup>(62,440 over payment)</sup> but Christon's personal Version of \$130,000  
due to Seller allowed Him to take \$30,000 proceeds. ~~The~~  
Montana Exchange <sup>(funds)</sup> were increased by \$30,000 ~~to~~ a check  
in the amount of \$40,000 is alleged to have been paid to  
Christon by Darrell Peterson. Secrow totaling <sup>(70,000)</sup> Extra to  
18,000 Browns request, paid out of the 160,000, 70,000 Christon, 62,440 Pyrites -  
a Balance of 9,560 was taken as well to total the \$160,000 Borne  
Breach of Contract of the \$160,000 Embellished for plaintiff

7697

A. *Amended Complaint*  
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  
**SETTLEMENT STATEMENT**

B. OF LOAN: ☐ 1. ☐ 2. ☐ 3. ☐ 4. ☐ 5. ☐ 6. ☐ 7. ☐ 8. ☐ 9. ☐ 10. ☐ 11. ☐ 12. ☐ 13. ☐ 14. ☐ 15. ☐ 16. ☐ 17. ☐ 18. ☐ 19. ☐ 20. ☐ 21. ☐ 22. ☐ 23. ☐ 24. ☐ 25. ☐ 26. ☐ 27. ☐ 28. ☐ 29. ☐ 30. ☐ 31. ☐ 32. ☐ 33. ☐ 34. ☐ 35. ☐ 36. ☐ 37. ☐ 38. ☐ 39. ☐ 40. ☐ 41. ☐ 42. ☐ 43. ☐ 44. ☐ 45. ☐ 46. ☐ 47. ☐ 48. ☐ 49. ☐ 50. ☐ 51. ☐ 52. ☐ 53. ☐ 54. ☐ 55. ☐ 56. ☐ 57. ☐ 58. ☐ 59. ☐ 60. ☐ 61. ☐ 62. ☐ 63. ☐ 64. ☐ 65. ☐ 66. ☐ 67. ☐ 68. ☐ 69. ☐ 70. ☐ 71. ☐ 72. ☐ 73. ☐ 74. ☐ 75. ☐ 76. ☐ 77. ☐ 78. ☐ 79. ☐ 80. ☐ 81. ☐ 82. ☐ 83. ☐ 84. ☐ 85. ☐ 86. ☐ 87. ☐ 88. ☐ 89. ☐ 90. ☐ 91. ☐ 92. ☐ 93. ☐ 94. ☐ 95. ☐ 96. ☐ 97. ☐ 98. ☐ 99. ☐ 100. ☐ 101. ☐ 102. ☐ 103. ☐ 104. ☐ 105. ☐ 106. ☐ 107. ☐ 108. ☐ 109. ☐ 110. ☐ 111. ☐ 112. ☐ 113. ☐ 114. ☐ 115. ☐ 116. ☐ 117. ☐ 118. ☐ 119. ☐ 120. ☐ 121. ☐ 122. ☐ 123. ☐ 124. ☐ 125. ☐ 126. ☐ 127. ☐ 128. ☐ 129. ☐ 130. ☐ 131. ☐ 132. ☐ 133. ☐ 134. ☐ 135. ☐ 136. ☐ 137. ☐ 138. ☐ 139. ☐ 140. ☐ 141. ☐ 142. ☐ 143. ☐ 144. ☐ 145. ☐ 146. ☐ 147. ☐ 148. ☐ 149. ☐ 150. ☐ 151. ☐ 152. ☐ 153. ☐ 154. ☐ 155. ☐ 156. ☐ 157. 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*Amended Complaint* CV-22-48-OK-BMM

Page 2

L. SETTLEMENT CHARGES				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price \$ @ % 72,440.00					
Division of Commission (line 700) as Follows:					
701. \$ 62,440.00 to Fort Benton Realty					
702. \$ 10,000.00 to Flynn Realty					
703. Commission Paid at Settlement					72,440.00
704. to					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801. Loan Origination Fee % to					
802. Loan Discount % to					
803. to					
804. to					
805. to					
806. to					
807. to					
808.					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From to @ \$ /day ( days %)					
902. MIP Totlms. for LifeOfLoan for months to					
903. Hazard Insurance Premium for years to					
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance @ \$ per					
1002. Mortgage Insurance @ \$ per					
1003. City/Town Taxes @ \$ per					
1004. County Taxes @ \$ per					
1005. Assessments @ \$ per					
1006. @ \$ per					
1007. @ \$ per					
1008. @ \$ per					
1100. TITLE CHARGES					
1101. Settlement or Closing Fee to Peterson, Peterson & Shors, P.C.					350.00
1102. Abstract or Title Search to					
1103. Title Examination to					
1104. Title Insurance Binder to					
1105. Document Preparation to					
1106. Attorney's Fees to Dale Schwanke					12,375.40
1107. Attorney's Fees to					
(includes above item numbers: )					
1108. Title Insurance to Bear Paw Title Co.					4,691.00
(includes above item numbers: )					
1109. Lender's Coverage \$					
1110. Owner's Coverage \$					
1111. Attorney Fees to Cal Christian					3,000.00
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees: Deed \$ ; Mortgage \$ ; Releases \$					
1202. City/County Tax/Stamp: Deed \$ ; Mortgage \$					
1203. State Tax/Stamp: Revenue Stamps \$ ; Mortgage \$					
1204. Releases to Hill County Clerk and Recorder					28.00
1205.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey to					
1302. Pest Inspection to					
1303. Wire Fees to Stockman Bank					30.00
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)					92,914.40

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

*Peterson, Peterson & Shors, P.C.*  
Settlement Agent

( PPS7733-1 / PPS7733-1 / 33 )

exhibit #4

*Handwritten signature*

*Amended Complaint* *CV-22-98-GR-BMM* *17-23*

**A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT**  
**SETTLEMENT STATEMENT**

**B. TYPE OF LOAN:**  
1. ☐ FHA 2. ☐ FmHA 3. ☐ CONV. UNINS. 4. ☐ VA 5. ☐ CONV. INS.  
6. FILE NUMBER: PPS7733-1 7. LOAN NUMBER:  
8. MORTGAGE INS CASE NUMBER:

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.  
1.0 3/98 (PPS7733-1.PFD/PPS7733-1/33)

**D. NAME AND ADDRESS OF BORROWER:**  
Hidden Valley Colony, Inc.  
470 Laird Road  
Chester, MT 59522

**E. NAME AND ADDRESS OF SELLER:**  
Montana Exchange, Inc. as Qualified  
Intermediary for Kenneth Jay Flynn  
PO Box 8262  
Missoula, MT 59807

**F. NAME AND ADDRESS OF LENDER:**

**G. PROPERTY LOCATION:**  
T30N, R12E, Sec. 5: Lots 1,2,3,4, S½N½, S½  
T31N, R12E, Sec. 28: N½; Sec.29: All;  
Sec. 30: Lots 1,2,3,4, E½W½, E½  
Sec. 32: All  
Containing 2880 Acres of Farmland in  
Hill County, Montana

**H. SETTLEMENT AGENT:**  
Peterson, Peterson & Shors, P.C.  
  
**PLACE OF SETTLEMENT**  
5 West Main, P.O. Box 10  
Cut Bank, MT 59427

**I. SETTLEMENT DATE:**  
May 24, 2010

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
<b>100. GROSS AMOUNT DUE FROM BORROWER:</b>		<b>400. GROSS AMOUNT DUE TO SELLER:</b>	
101. Contract Sales Price		401. Contract Sales Price	2,248,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (Line 1400)		403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>		<b>420. GROSS AMOUNT DUE TO SELLER</b>	2,248,000.00
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>		<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
201.		501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	92,914.40
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first Mortgage	
205.		505. Payoff of second Mortgage	
206.		506. Deposit retained by seller	60,000.00
207.		507. Payoff to Audrey Flynn	785,258.37
208.		508.	
209.		509.	
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes to		511. County Taxes 01/01/10 to 12/31/10	7,404.21
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515. 2009 RE Taxes	7,663.34
216.		516. Fertilizer Bill Past Due	5,702.49
217.		517. Exchange Fee to Montana Exchange	600.00
218.		518. Section 1031 Proceeds to Montana Exchange	1,158,457.19
219.		519.	
<b>220. TOTAL PAID BY/FOR BORROWER</b>		<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	2,118,000.00
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER:</b>		<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>	
301. Gross Amount Due From Borrower (Line 120)		601. Gross Amount Due To Seller (Line 420)	2,248,000.00
302. Less Amount Paid By/For Borrower (Line 220)	(	602. Less Reductions Due Seller (Line 520)	( 2,118,000.00
<b>303. CASH ( X FROM ) ( TO ) BORROWER</b>		<b>603. CASH ( X TO ) ( FROM ) SELLER</b>	130,000.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

exib. + 4



U.S. DEPARTMENT OF HOUSING &amp; URBAN DEVELOPMENT

1. ☐ FHA 2. ☐ FmHA 3. ☐ JNV. UNINS. 4. ☐ VA 5. ☐ CONV. INS.

## SETTLEMENT STATEMENT

6. FILE NUMBER:

PPS7733-1

7. LOAN NUMBER:

8. MORTGAGE INS CASE NUMBER:

1-17-23

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

1.0 3/98 (PPS7733-1.PFD/PPS7733-1.H5)

## D. NAME AND ADDRESS OF BORROWER:

Hidden Valley Colony, Inc.  
470 Laird Road  
Chester, MT 59522

## E. NAME AND ADDRESS OF SELLER:

Montana Exchange, Inc. as Qualified  
Intermediary for Kenneth Jay Flynn  
PO Box 8262  
Missoula, MT 59807

## F. NAME AND ADDRESS OF LENDER:

CU-92(98-6F-BMM

## G. PROPERTY LOCATION:

T30N, R12E, Sec. 5: Lots 1,2,3,4, S½N½, S½  
T31N, R12E, Sec. 28: N½; Sec.29: All;  
Sec. 30: Lots 1,2,3,4, E½W½, E½  
Sec. 32: All  
Containing 2880 Acres of Farmland in  
Hill County, Montana

## H. SETTLEMENT AGENT:

Peterson, Peterson &amp; Shors, P.C.

## PLACE OF SETTLEMENT

5 West Main, P.O. Box 10  
Cut Bank, MT 59427

## I. SETTLEMENT DATE:

May 20, 2010

## J. SUMMARY OF BORROWER'S TRANSACTION

<b>100. GROSS AMOUNT DUE FROM BORROWER:</b>	
101. Contract Sales Price	2,248,000.00
102. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	6,814.00
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to	
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>	<b>2,254,814.00</b>
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>	
201. Deposit or earnest money	60,000.00
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to	
211. County Taxes 01/01/10 to 12/31/10	7,404.21
212. Assessments to	
213.	
214.	
215.	
216. Fertilizer Refund	5,702.49
217.	
218.	
219.	
<b>220. TOTAL PAID BY/FOR BORROWER</b>	<b>73,106.70</b>
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER:</b>	
301. Gross Amount Due From Borrower (Line 120)	2,254,814.00
302. Less Amount Paid By/For Borrower (Line 220)	( 73,106.70)
<b>303. CASH ( X FROM ) ( TO ) BORROWER</b>	<b>2,181,707.30</b>

## K. SUMMARY OF SELLER'S TRANSACTION

<b>400. GROSS AMOUNT DUE TO SELLER:</b>	
401. Contract Sales Price	2,248,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
<b>420. GROSS AMOUNT DUE TO SELLER</b>	<b>2,248,000.00</b>
<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	152,324.40
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage	
505. Payoff of second Mortgage	
506. Deposit retained by seller	60,000.00
507. Payoff to Audrey Flynn	803,292.61
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes to	
511. County Taxes 01/01/10 to 12/31/10	7,404.21
512. Assessments to	
513.	
514.	
515. 2009 RE Taxes	7,663.34
516. Fertilizer Bill Past Due	5,702.49
517. Exchange Fee to Montana Exchange	600.00
518. Section 1031 Proceeds to Montana Exchange	1,211,012.95
519.	
<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	<b>2,248,000.00</b>
<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>	
601. Gross Amount Due To Seller (Line 420)	2,248,000.00
602. Less Reductions Due Seller (Line 520)	( 2,248,000.00)
<b>603. CASH ( TO ) ( FROM ) SELLER</b>	<b>0.00</b>

exhibit # 4

292

Amended Complaint 'Listed' Case 4:23-cv-00007-BMM Document 1-7 Filed 02/07/23 Page 6 of 16

90. TOTAL COMMISSION Based on Page 5		L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as Follows:					
701. \$ 124,880.00	to Fort Benton Realty				
702. \$ 10,000.00	to Flynn Realty				
703. Commission Paid at Settlement					134,880.00
704.					
900. ITEMS PAYABLE IN CONNECTION WITH LOAN					
901. Loan Origination Fee	1.0000 % to				
902. Loan Discount	% to				
903. Appraisal Fee	to				
904. Credit Report	to				
905. Lender's Inspection Fee	to				
906. Mortgage Ins. App. Fee	to				
907. Assumption Fee	to				
908.					
909.					
910.					
911.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From	to @ \$ /day ( days %)				
902. MIP Tollns. for LifeOfLoan	for months to				
903. Hazard Insurance Premium for	1.0 years to				
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance	months @ \$ per month				
1002. Mortgage Insurance	months @ \$ per month				
1003. City/Town Taxes	months @ \$ per month				
1004. County Taxes	months @ \$ per month				
1005. Assessments	months @ \$ per month				
1006.	months @ \$ per month				
1007.	months @ \$ per month				
1008.	months @ \$ per month				
1100. TITLE CHARGES					
1101. Settlement or Closing Fee	to Peterson, Peterson & Shors, P.C.		350.00		350.00
1102. Abstract or Title Search	to				
1103. Title Examination	to				
1104. Title Insurance Binder	to				
1105. Document Preparation	to				
1106. Attorney's Fees	to Dale Schwanke				12,375.40
1107. Attorney's Fees	to Peterson, Peterson & Shors, P.C.		6,450.00		
(Includes above item numbers: )					
1108. Title Insurance	to Bear Paw Title Co.				4,691.00
(Includes above item numbers: )					
1109. Lender's Coverage	\$				
1110. Owner's Coverage	\$				
1111.					
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees: Deed \$ 14.00; Mortgage \$ ; Releases \$			14.00		
1202. City/County Tax/Stamps: Deed ; Mortgage					
1203. State Tax/Stamps: Revenue Stamps ; Mortgage					
1204. Releases to Hill County Clerk and Recorder					28.00
1205.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey to					
1302. Pest Inspection to					
1303.					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)			6,814.00		152,324.40

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

Peterson, Peterson & Shors, P.C.  
Settlement Agent

PETERSON, PETERSON & SHORS, P.C.

TRUST ACCOUNT  
P.O. BOX 10  
CUT BANK, MT 59427-0010  
(406) 873-2231

STOCKMAN BANK

93-524-929

9035

PPS7733-1  
Section 1031 Proceeds

--One Million One Hundred Twenty Eight Thousand Four Hundred Fifty Seven and 19/100 -----  
DATE AMOUNT Dollars

PAY  
TO THE  
ORDER  
OF

May 24, 2010

\$ \*\*\*\*\*1,128,457.19

Montana Exchange

*UO 1, 10*

*James Peterson*  
AUTHORIZED SIGNATURE

⑈009035⑈ ⑆092905249⑆0000301786⑈

PETERSON, PETERSON & SHORS, P.C.

9035

Buyer/Borrower: Hidden Valley Colony, Inc.  
Seller: Montana Exchange, Inc For Kenneth Jay Flynn  
Lender:  
Property: /  
Settlement Date: May 24, 2010  
Disbursement Date: May 24, 2010  
Check Amount: \$ 1,128,457.19  
Pay To: Montana Exchange  
For: Section 1031 Proceeds

*Replaced by  
Wire*

(PPS7733-1.PFD/PPS7733-1/38)

*5/25/10*

*DP*

PRODUCT DLM102 USE WITH 91500 ENVELOPE

PRINTED IN U.S.A.

A

A



MCCWAOC1 M 2230120.4

**CHECKING WITHDRAWAL OR ADVICE OF CHARGE**

PLEASE MAKE THIS ENTRY IN YOUR RECORDS

**Stockman Bank**

DATE *5/25/10*

ACCOUNT NUMBER

*0000301786*

APPROVED BY \_\_\_\_\_  
(IF BANK INITIATED CHARGE)

**COPY**

NAME \_\_\_\_\_  
DESCRIPTION *Wire*

AMOUNT



**BOSCH, KUHR, DUGDALE, MARTIN & KAZE, PLLP**  
A Professional Limited Liability Partnership

ON O. BOSCH (1931-2007)  
B. KUHR (1931-2003)  
LEY E. DUGDALE (bdugdale@bkdlaw.org)  
LD MARTIN (1937-1998)  
S M. KAZE (jkaze@bkdlaw.org)  
E. VAN BUSKIRK (mvanbuskirk@bkdlaw.org)  
A. MARISTUEN (kmarlstuen@bkdlaw.org)  
LILLETVEDT (blilletvedt@bkdlaw.org)  
IEN R. BROWN (sbrown@bkdlaw.org)  
ANN MOOG (mmoog@bkdlaw.org)  
ER E. FORSYTH (lforsyth@bkdlaw.org)  
WHITNEY (kwhitney@bkdlaw.org)

ATTORNEYS AND COUNSELORS  
335 FOURTH AVENUE  
P.O. BOX 7152  
HAVRE, MONTANA 59501

TELEPHONE  
(406) 265-8706  
TELEFAX NUMBER  
(406) 265-7578

May 24, 2010

Darrell T. Peterson  
Peterson, Peterson & Shors, P.C.  
P.O. Box 10  
Cut Bank, MT 59427

Re: Kenneth Jay Flynn – Hidden Valley Colony, Inc.

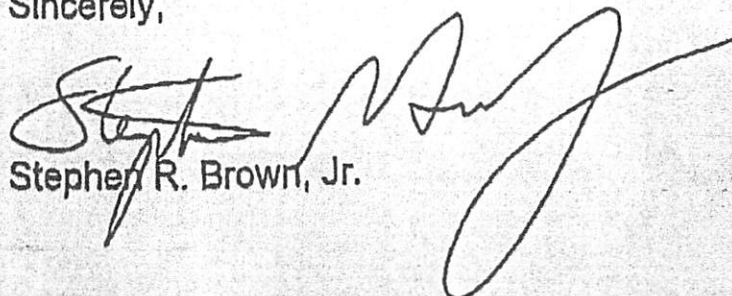
Via Fax 406-873-5207

Dear Darrell:

As you are aware, there were some issues raised about the amortization previously calculated by Jerry Waltari, CPA. Jerry and other members of his firm have recalculated the amounts due and owing from Kenneth Jay Flynn to Audrey Flynn, which will be paid through the above referenced transaction. Now, in your capacity as closing agent, you are hereby authorized to record and/or deliver the original Release and Satisfaction of Mortgages, Waiver and Release of Agreements, and Acknowledgement of Payment documents previously enclosed to you, to the Hill County Clerk & Recorder or Kenneth Jay Flynn, as the case may be, only upon the payment to Audrey L. Flynn of the sum of \$785,258.37 from the proceeds of the above referenced sale transaction. This breaks down to \$578,312.09 on the mortgage loan and \$206,946.28 on the grain loan.

Audrey L. Flynn's check may be mailed to my office. If any further problems arise in the closing of the above captioned transaction, please continue to hold Audrey's original documents and funds, and contact me immediately. Thank you for your cooperation.

Sincerely,

  
Stephen R. Brown, Jr.

RB/lp  
enclosures



RTON O. BOSCH (1931-2007)  
HN B. KUHR (1931-2003)  
ADLEY E. DUGDALE (bdugdale@bkdlaw.org)  
NALD MARTIN (1937-1998)  
IES M. KAZE (jkaze@bkdlaw.org)  
RY E. VAN BUSKIRK (mvanbuskirk@bkdlaw.org)  
TH A. MARISTUEN (kmaristuen@bkdlaw.org)  
IAN LILLETVEDT (blilletvedt@bkdlaw.org)  
PHEN R. BROWN (sbrown@bkdlaw.org)  
RY ANN MOOG (mmoog@bkdlaw.org)  
INIFER E. FORSYTH (jforsyth@bkdlaw.org)  
SIE WHITNEY (kwhitney@bkdlaw.org)

ATTORNEYS AND COUNSELORS  
335 FOURTH AVENUE  
P.O. BOX 7152  
HAVRE, MONTANA 59501

TELEPHONE  
(406) 265-6706  
TELEFAX NUMBER  
(406) 265-7578

May 20, 2010

Mr. Darrell T. Peterson  
Peterson, Peterson & Shors, P.C.  
P.O. Box 10  
Cut Bank, MT 59427

faxed: (406) 873-5207

Re: Kenneth Jay Flynn – Hidden Valley Colony, Inc.

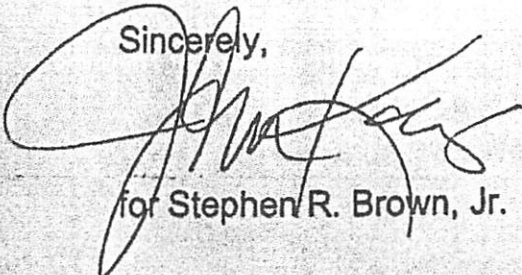
Dear Darrell:

In your capacity as closing agent for the captioned transaction, you are hereby authorized to record and/or deliver the original Release and Satisfaction of Mortgages, Waiver and Release of Agreements, and Acknowledgement of Payment documents enclosed to you in my letter of May 18, 2010, to the Hill County Clerk and Recorder or Kenneth Jay Flynn, as the case may be, only upon the payment to Audrey L. Flynn of the sum of \$803,292.61 from the proceeds of the captioned sale transaction.

Audrey L. Flynn's check may be mailed to my office, or alternatively, if Janis Flynn Pyrak attends the closing, Audrey L. Flynn's check can be delivered to her for personal delivery by Janis to me.

If any problems arise in the closing of the captioned transaction, please continue to hold the original documents referenced above and contact me immediately.

Sincerely,

  
for Stephen R. Brown, Jr.

jh  
cc: K. Dale Schwanke (by email)  
Audrey L. Flynn





Department of the Treasury  
Internal Revenue Service  
Attn: Passport  
PO Box 8208  
Philadelphia, PA 19101-8208

001475.250349.461707.18165 1 MB 0.515 693



KENNETH FLYNN  
400 W BROADWAY ST STE 101 # 527  
MISSOULA MT 59802-4136

Notice	SB CP508C
Notice date	August 15, 2022
Taxpayer ID number	516-66-3908
To contact us	Phone International +1-267-941-1004

Page 1 of 5

10 27-22

## Notice of certification of your seriously delinquent federal tax debt to the State Department Amount due: \$266,638.16

On December 4, 2015, as part of the Fixing America's Surface Transportation (FAST) Act, Congress enacted Section 7345 of the Internal Revenue Code, which requires the Internal Revenue Service to notify the State Department of taxpayers certified as owing a seriously delinquent tax debt. The FAST Act generally prohibits the State Department from issuing or renewing a passport to a taxpayer with seriously delinquent tax debt.

We have transmitted the certification to the State Department that your tax debt is seriously delinquent.

We show that you still owe \$266,638.16. This amount includes penalty and interest computed to 30 days from the date of this notice.

This notice only includes the portion of your tax debt that has been certified to the State Department as seriously delinquent, as defined below. You may have additional tax debt that is not included in this notice.

### Billing Summary

Amount of seriously delinquent tax debt owed	\$194,878.86
Failure to pay penalty charges	\$6,841.27
Interest charges	\$64,918.03
<b>Amount due by September 14, 2022</b>	<b>\$266,638.16</b>

### What you need to know

Seriously delinquent tax debt is tax debt (including penalties and interest) totaling more than \$55,000\* for which:

- We have filed a Notice of Federal Tax Lien and your administrative rights under Internal Revenue Code (IRC) Section 6320 have been exhausted or lapsed, OR
- We have, at any time, issued a levy to collect this debt.

\* The \$55,000 threshold is adjusted yearly for inflation.

If you apply for a passport or passport renewal, the U.S. State Department will deny your application and will not issue a passport to you or renew your current passport.

If you currently have a valid passport, the State Department may revoke your passport or limit your ability to travel outside the United States.

Continued on back...